



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION MAY 17, 2006

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planner Jacqueline Marsh, and Recording Secretary Myriam Gonzalez.

I. APPROVAL OF MINUTES

April 19, 2006, Planning Commission Meeting

Vice Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the April 19, 2006, Planning Commission Meeting, as submitted this evening.

Vote: 5-0

II. SITE PLANS

SP-05-0013 -- Watkins Mill Town Center - Part I Metropolitan Grove Road 436 Mixed Residential Units and Urban Core Streets Only Final Plan ADOPTION OF APPROVAL RESOLUTION	MXD Zone
---	----------

Planner Marsh addressed comments Commissioners Winborne and Bauer made for clarification purposes. Vice Chair Levy noted the need for a minor correction on Page 1 and the Commission moved as follows:

Vice Chair Levy moved, seconded by Commissioner Winborne, to ADOPT a Resolution granting SP-05-00-0013 - Watkins Mill Town Center - Part I, FINAL PLAN APPROVAL, as revised this evening.

Vote: 5-0

SP-06-0002 -- Criswell Used Cars 499 Quince Orchard Road Redevelopment of Former Denny's Restaurant Site FINAL PLAN REVIEW	C-2 Zone
---	----------

Community Planning Director Schwarz located the site on an aerial photograph and introduced the applicant.

Engineer for the applicant, Paul Newman, Macris, Hendricks & Glascock, discussed some of the concerns raised during concept review, adding that the applicant has addressed all the

Approved minutes are available at www.gaithersburgmd.gov.

conditions of concept approval (CSP-05-005). He presented the proposed plan, under preliminary/final review this evening, and discussed the modifications to the site circulation and to the building entrance and the resultant additional square footage. He noted the plan now proposes decorative bollards, rather than landscaping along the south property line next to the service drive lanes, to facilitate stacking for the service area.

Mr. Newman responded to questions of the Commission regarding parking modifications and the common property lines with the Red Roof Inn and the Shell Station as they relate to traffic flow and ingress/egress easements. He indicated that signage would be installed to preclude two-way traffic between the subject parcel and the Shell Station and that the west end of the easement between these two properties would be realigned to better support the plan design.

Architect for the applicant, Tom Flanagan, Flanagan Architects, AIA, presented the proposed elevations/renderings and material samples, and discussed colors, architectural details and materials. He indicated that signage is not part of this review.

There was no testimony from the public.

Community Planning Director Schwarz stated the plan is in conformance with Zoning Ordinance § 24-170, subject to the applicant's compliance with conditions that she briefly discussed. She answered questions relating to easement and bus shelter issues.

Chair Bauer voiced concerns over the condition of the egress road to Firstfield Road and about buffering along the boundary line next to the service lanes. Mrs. Schwarz responded by noting that the condition of the egress driveway and the one in front of the building would be addressed in accordance with the Department of Public Works, Park Maintenance and Engineering (DPWPM&E). Commissioners Bauer, Levy and Hopkins also commented on the masonry materials, bus shelter funds, and the need for some protection planting for the building wall of the service area on the boundary line. The Commission discussed language to address their comments and moved as follows:

Vice Chair Levy moved, seconded by Commissioner Winborne, to grant SP-06-0002 - Criswell Used Cars, PRELIMINARY/FINAL PLAN APPROVAL, with the following conditions:

1. Applicant is to submit a detail of the masonry (materials and colors to match main structure) dumpster enclosure in accordance with Section 24-220(h) for review and approval by staff;
2. Applicant is to revise the landscape plan to add a variety of plant types and mulch beds for the holly bushes and trees;
3. Final storm water management, lighting, and photometric plans are to be approved by the DPWPM&E prior to the issuance of site work permits;
4. Applicant is to submit afforestation fee-in-lieu payment prior to the issuance of a grading permit;
5. Applicant is to provide \$7,500 for a Gaithersburg bus shelter at the existing bus stop on Quince Orchard Road nearest to the dealership at the time of the issuance of site work permits;

6. Applicant is to submit a sign package for Planning Commission approval in accordance with § 24-212(b) of the City of Gaithersburg Code prior to the issuance of a final occupancy of the building;
7. Applicant is to work with staff to create a directional signage package to direct the public to the service road connecting to Firstfield Road and install such prior to the final occupancy of the building;
8. Applicant is to submit a record plat with a PUE/PIE and revised ingress/egress easement to be approved and recorded prior to the release of bonds on the project; and
9. Applicant is to obtain a Construction Easement or Letter of Permission from the owners of Lot 1, Bailey-Shell Tract, prior to the issuance of a grading permit.

Vote: 5-0

III. FROM THE COMMISSION

Commissioner Winborne

1. Welcomed a group of Boy Scouts present in the audience. Chair Bauer also welcomed them and identified them as Troop 1094.
2. Reported flooding at the Clopper/Firstfield Roads intersection.

Chair Bauer

1. Reported that trees are blocking the view of a pedestrian crossing sign at the Lakelands Drive/Great Seneca Highway intersection.
2. Reported a need for signalization at the Olde Towne/South Summit Avenues intersection.

IV. FROM STAFF

Planning and Code Administration Director Ossont

Referenced a Staff memorandum to the Commission requesting the closing of the Commission's public hearing records on Text Amendments T-375 and T-376, noting they would be scheduled for recommendation to the City Council at the next regular Commission meeting. The Commission moved as follows:

Commissioner Hopkins moved, seconded by Vice Chair Levy, to close the public hearing record on Text Amendment T-376 on May 30, 2006.

Vote: 5-0

Commissioner Winborne moved, seconded by Commissioner Hopkins, to close the public hearing record on Text Amendment T-375 on May 30, 2006.

Vote: 5-0

Community Planning Director Schwarz

Listed the dates of upcoming meetings.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:15 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary